



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: June 1, 2014
To: Morgan Torell, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2013-00099, Heckman MUP, Cambridge St, Cambria, APN 022-231-007**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. In accordance with the Land Use Ordinance, as the project is located in a Stormwater Management (MS4) Area, it is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.

Public Works Comments:

- A. The project meets the applicability criteria for Stormwater Management. Therefore, the project is required to submit a Stormwater Control Plan Application and Coversheet.

Recommended Project Conditions of Approval:

Stormwater Pollution Prevention

1. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.

2. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.
3. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.



{In Archive} Fw: DRC2013-00099 HECKMAN, Coastal E-Referral, MUP, Cambria

Morgan Torell to: Schani Siong

09/30/2014 10:59 AM

Archive:

This message is being viewed in an archive.

----- Forwarded by Morgan Torell/Planning/COSLO on 09/30/2014 10:59 AM -----

From: Charles Riha/Planning/COSLO
To: Morgan Torell/Planning/COSLO@Wings
Cc: Cheryl Journey/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings
Date: 06/25/2014 08:35 AM
Subject: Re: DRC2013-00099 HECKMAN, Coastal E-Referral, MUP, Cambria

Morgan,

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. The project is subject to a construction permit as well as the newly adopted 2013 California Codes.
2. The project will require a separate demolition permit.
3. It may be necessary for you to employ the services of a California registered architect or engineer for the design of portions of the project that do not meet "conventional construction" as defined by our current building code.
4. The project will require a full soils report for the design of all building foundations at the time of construction permit application submittal.
4. The project is subject to the California State Title 24 energy laws.
5. Whether or not a grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.
6. A fire sprinkler system will be required.

Charles Riha, Plans Examiner III



PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO

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CAMBRIA COMMUNITY SERVICES DISTRICT

 1316 Tamsen Street, Suite 201 • P.O. Box 65 • Cambria CA 93428
 Telephone (805) 927-6223 • FAX (805) 927-5584

**CONFIRMATION OF WATER & SEWER AVAILABILITY
FOR REMODEL or TRANSFER OF EXISTING ACTIVE SERVICE.**

Applicant(s):	Marlin Heckman	Date:	8/5/2014
Mailing Address:	2717 Park Ave La Verne, CA 91750	Current Service type:	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family # units <input type="checkbox"/> Commercial
Service Location:	454 Cambridge St.		
APN:	022-231-007		

Project description:	Remodel of Existing SFR home. Adding additional water fixtures.
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Sewer and Water Impact Fees*:				Approval Conditions	Required if X'd:	
Application fee	\$55.00	55.00		Owner must provide District with a copy of county building permit issued for this project.	X	
Water/Sewer Plan Review	\$110.00	110.00				
Initial Water Inspection	\$99.50	99.50		All Existing and New water fixtures must meet current standards under Title 4 of District Code. (CCSD plumbing code is more stringent than the 2010 CA Green Plumbing Code. Contact our office for more information.)	X	
Final Water Inspection	\$49.75	49.75				
Fire Plan Review	\$350.00	350.00				
Fire Sprinkler System Review	\$250.00	250.00				
1	Additional Toilet(s)	@ \$400	400.00	Applicant must work with Cambria Fire Department to determine water meter size requirement to serve this project (if applicable).	X	
3	Additional Kitchen or Lavatory Sink(s)	@ \$400	1200.00	Applicant must call CCSD for pre-work and final fixtures/plumbing inspections. PLEASE CALL 927-6223 FOR INSPECTION.	X	
1	Additional Tub, Shower or Laundry	@ \$800	800.00	Requires PARCEL MERGER to allow water service across lot line.		
1	Additional Bar or Utility Sink(s)	@ \$200		Under District regulations, Remodels <u>must not</u> change the existing water service status of the property by creating additional separate dwelling units. <u>WARNING! A GUEST UNIT MAY NOT BE RENTED AS A SEPARATE DWELLING.</u>	X	
1	Washing Machine	@ \$400	400.00			
Total			\$650.00			
■ 8/5/2014 \$3714.25			Owed			

The undersigned has reviewed the plans provided to the County for a Permit to remodel the above property. County requires written assurance that water and sewer service is available from the Cambria Community Services District.

Said Project is Authorized With Conditions as indicated above:

By: 
Bob Gresens-CCSD Engineer RG/cu

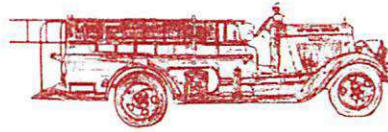
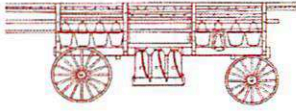
CC: Fire Prevention Officer

----- FOR DISTRICT USE -----

Approved Fixtures (post-remodel):		Retrofit Code:	
Toilets	3		
Kitchen & Lavatory Sinks	5	Bldg. Permit received:	
Tubs and/or Showers	3		
Clothes Washer	1	Final Inspection date:	
Bar or Utility Sinks	0		

CAMBRIA FIRE DEPARTMENT

Established 1887



J. Steven Bitto Fire Prevention Officer
2850 Burton Drive • Cambria, CA. 93428
Phone: (805) 927-6240 • Fax: (805) 927-6242 • Email: sbitto@cambriacsd.org

FIRE PLAN REVIEW

Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408

Date:, July 29 2014

*This Project Requires Water Letter - Yes

Building owners Name: Marlin Heckman

Project Address: 454 Cambridge St. Cambria Ca. 93428

Project type: Demo existing house and rebuild a new Single Family Residence

Building Permit Number: DRC2013-00099

APN# 022-231-007

Square Footage of Existing Structure: Aprox. 900

Square Foot of Proposed Addition: 2292

Sprinkler System required: Yes

24-hour supervised monitored system required: No, if under 70 heads

Nearest Fire Hydrant: 300 feet

Driveway Access: N/A Turnarounds required: No

Comments: This structure is located in a High Cal-Fire Wildland Severity Zone and a High CCSD FD Wildland Fire Risk Zone.

Conditions of approval: See attached

J. Steven Bitto
Fire Prevention Officer

"Automatic Fire Sprinklers Save Lives!"

SECTION 505 – CLASS-2 (HIGH Fire Risk) IGNITION-RESISTANT CONSTRUCTION

505.1 General. Class-2 ignition-resistant construction shall be in accordance with Section 505.

504.2 Roof Covering. Roofs shall have a Class-A roof covering or a Class-A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers.

505.3 Protection of Eaves. Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of ¾ inch. No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

505.4 Gutters and Downspouts. Gutters and downspouts shall be constructed of noncombustible material.

505.5 Exterior Walls. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of one-hour-rated fire-resistive construction on the exterior side or constructed with approved noncombustible materials.

Exception: Heavy timber or log wall construction.

Such materials shall extend from the top of the foundation to the underside of the roof sheathing.

505.6 Unenclosed Under floor Protection. Buildings or structures shall have all under floor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

DECKING SURFACES AND UNDER FLOOR PROTECTION

1. Decking

Decking surfaces, stair treads, risers and landings of decks, porches, and balconies where any portion of such surface is within 10' of the primary structure shall comply with one of the following:

- a. Shall be constructed of ignition-resistant materials OR constructed with heavy timber, exterior fire-retardant-treated wood, approved noncombustible materials, OR of 2" nominal redwood construction grade common or better.
- b. The county will accept decks with non-combustible surfaces such as ceramic tile or other product listed as "one-hour" or Class A roof covering. The use of paints, coatings, stains, or other surface treatments are not an approved method of protection.

2. Floor Projections, under floor areas and decks

The underside of floor projections, unenclosed under floor areas or decks attached to, or within 10 feet of a structure, shall be constructed of, or covered with, ignition resistant materials, be of fire retardant or heavy timber construction or shall be enclosed to grade. Minimum Heavy Timber sizes are 6x6 columns, 6x8 beams, 4x8 joists.

505.8 Exterior Glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels with one tempered pane, glass block or have a fire-protection rating of not less than 20 minutes.

505.9 Exterior Doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 ¾ inches thick, or have a fire-protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

Exception: Vehicle-access doors.

505.10 Vents. Attic ventilation openings, foundation or under floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with non-combustible corrosion-resistant mesh with openings not to exceed 1/16 to 1/8 inch.

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as practical.

505.11 Detached Accessory Structures. Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of one-hour-rated fire-resistive construction, heavy timber, log wall construction, or constructed with approved non combustible material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under floor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 505.5 or under floor protection in accordance with Section 505.6.

EXCEPTION: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy-timber construction. See Section 505.2 for roof requirements.

Hazardous Fuel Abatement

Provide a hazardous fuel abatement program before, during and after construction. Maintain combustible vegetation clearance to a minimum of 30 feet from combustible construction materials.

Defensible Space

Persons owning, leasing controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-restive vegetation on the property owned, leased or controlled by said person. All Irish/Scotch broom, and pampas grass must be removed to its' volatility.

Ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, are allowed to be within the designed defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure.

Trees are allowed within the defensible space provided the horizontal distance between crowns of adjacent trees, and crowns of trees and structures, overhead electrical facilities, or unmodified fuel is not less than 10 feet. Trees must be limbed up 6-7 feet from the ground level. Deadwood and litter shall be regularly removed from trees. Minimum defensible space around the structure is 30 feet, more is required on sloped parcels. UWIC Sec. 603

Maintenance of Defensible Space

Non fire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations. The entire parcel must be maintained in such a way to provide for and insure adequate defensible space. UWIC Sec. 604.2

Driveway Access

The driveway access must be minimum 16 feet wide, with a minimum 10-foot fuel modification on each side. The road must have a minimum 13 foot 6 inch vertical clearance the entire length of the access road. The road surface must be capable of supporting 40,000 pounds and constructed of an all-weather type surface. The turnaround shown on the plan is acceptable **provided** it passes an actual on-site test consisting of turning around our Type 1 structural Engine.



June 23, 2014

Airlin Singewald
County of San Luis Obispo Planning Department
976 Osos Street #300
San Luis Obispo, CA 93408

P.O. Box 533
Cambria, CA 93428
(805) 924-1930
www.northcoastadvisorycouncil.org

**RE: DRC 2013-00099 HECKMAN [Chris Seaberg – applicant and prospective owner and builder]
APN 022-231-007**

Proposed minor use permit to demolish an existing single family residence of approximately 900 square feet, and replace with a new two-story single family residence of 1,808 square feet, with attached 484 square feet of garage. Site is 454 Cambridge St., Cambria.

In response to a declared emergency water shortage in the Cambria CSD service area, the NCAC passed a water crisis resolution on March 19, 2014 identifying lack of water as a significant issue in Cambria and addressing new construction and remodels. This project is not a remodel, but a demo and a newly constructed single family residence with water-using fixtures.

The North Coast Advisory Council met on June 18, 2014 and unanimously approved this project with the following conditions:

- Applicant agrees to leave the existing SFR vacant until demolition. (The CCSD Code requires retrofit upon resale. The applicant, however, proposes demolition of this building after his purchase of the property is finalized. Construction of the new SFR would begin no sooner than late spring/early summer of 2015.)
- Applicant agrees to install a rain harvest system using the rain gutters and a \pm 1,500-gallon tank with a pressure pump and a fill riser at the street.
- Applicant agrees to install native landscape in the front and west side yards.
- Applicant agrees to install a CCSD-approved Energy Star dishwasher and a CCSD-approved Energy Star clothes washer.
- Applicant prefers the required 50% recycle of the existing SFR when it is demolished.
- Applicant agrees to a muted, exterior color scheme of taupe and moss green.

Additional NCAC concerns:

- Limit impermeable surfaces to less than the required threshold, given the size of the project, to maximize on-site infiltration of rain water. We are concerned about the amount of concrete paving proposed per the rough plans submitted with the application, and additional impermeable paving mentioned by the applicant which was not shown on the plans. The applicant did agree to consider turf pavers for the walkway along the east side of the new SFR.
- Use only non-potable water for dust control at demo and grading stages

Respectfully,

Bruce Fosdike
NCAC Chair Person

BF/lh

